

**TOWN OF BUCKEYE, ARIZONA
COMMUNITY PLANNING AND DEVELOPMENT BOARD**

REGULAR MEETING MINUTES

MAY 24, 2005

7:00 P.M.

1. CALL TO ORDER:

Chair Hawley called the meeting to order at 7:00 p.m.

2. ROLL CALL:

Board Members Present: Chair John Hawley, Annette Napolitano, Carol Kempiaak, Ruben Jimenez, and Dave Rioux

Board Members Absent: Tana Wrublik

Council Members Present: None

Staff Present: Dennis Zwagerman, Ian Dowdy, Brian Rose, Sean Banda, Bob Costello, Scott Zipprich, and Connie Meadows

3. APPROVAL OF MINUTES:

Chair Hawley asked for a motion to approve the Regular Meeting minutes of May 10, 2005. Member Kempiaak made a motion to approve the Regular Meeting minutes of May 10, 2005. The motion was seconded by Member Jimenez. The motion passed unanimously.

4. WITHDRAWALS / CONTINUANCES / OLD BUSINESS: None

5. NEW BUSINESS: As Presented

5A. RZ04-474: HEIDEN FAMILY FARMS:

Request by George Musser on behalf of Bruce Heiden for the rezoning of the "Heiden Family Farms" (zoning change from Rural Residential to Planned Residential for most of the property (394 acres)) per the Town of Buckeye Land Use Map.

George Musser of Musser Engineering presented the project to the board. Joe Kalish spoke about the commercial benefits to the town and showed exhibits of a previous project that was done by himself in Mesa. Chair Hawley said that a major issue has been that many commercial rezonings have been sitting for 20 years undeveloped. The Town needs to address the property line between the residential and the commercial.

Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Chair Hawley asked for a motion on item RZ04-474. Member Rioux made a motion to recommend approval of RZ04-474. The motion was seconded by Member Zwerg. The motion passed unanimously.

5B. GPA 04-475: HEIDEN FAMILY FARMS:

Request by George Musser on behalf of Bruce Heiden for a General Plan Amendment change request for the "Heiden Family Farms" (General Plan change from Single Family to General Commercial) per the Town of Buckeye General Plan for a 6 acre commercial site at the northwest corner of Southern Ave. and Rooks Rd. The property includes a portion of Section 25 of Township 1 North, Range 4, West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Chair Hawley asked for a motion on item GPA 04-475. Member Rioux made a motion to recommend approval of GPA 04-475. The motion was seconded by Member Jimenez. The motion passed unanimously.

5C. PP04-447: PRELIMINARY PLAT CRYSTAL VISTA:

Request for Preliminary Plat approval of Crystal Vista located within the Town of Buckeye on the northwest corner of Apache Road and the logical extension of Roeser Road. The proposed project consists of 311 single family residential lots and 23 open space tracts on approximately 79.5 acres in the south ½ of the Northeast ¼ of section 29 Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The Crystal Vista project as proposed includes open space areas totaling 13.76 acres, which is approximately 17.3% of the project.

Mr. Dowdy presented this project to the board as there were corrections to the right of way as shown in the plat. Local street widths were corrected to be 40 feet of Right of Way with 32 feet of pavement as measured from back of curb to back of curb and 10 feet of Public Utility Easement on either side. Mr. Dowdy spoke of the need to have two fully improved access roads to serve as the ingress and egress access until 247th Ave. is completed. Also on collector streets, the developer will be responsible to improve 247th Ave along the western portion of the preliminary plat area and as it extends south through the proposed Mystic Vista project. Mr. Kalish proposed to post a bond with the town to guarantee the completion of this additional access. Mr Dowdy stated that all on and offsite improvements will need a bond. Planning Staff is concerned with sufficient access to this parcel.

Stipulation R was added to the report. This states that the developer shall be required to improve the full street improvements of 247th Avenue prior to the issuance of their 51st Building permit. The concern for access is not only on the east side, but also on the west.

Stipulations P – (all recreation areas shall be lighted), and Q – (minimum lot widths shall be no less than 50 feet) were also highlighted in the presentation.

Joe Kalish spoke in regards to Crystal Vista. He addressed one main issue - 50 foot lot widths have not been implemented throughout the project. There are still 48' lot widths, but future projects have all made the necessary lot width changes.

Chair Hawley led discussion regarding the 50' lot widths.

Doug Dunn the planner of this project explained how views and landscaping and such were important to the project and for that reason, lot widths were not changed.

Joe Kalish agreed to reduce the amount of lots that had 48' widths by another 15 lots.

Dennis Zwagerman brought up an issue about a road to be built from Broadway to Southern in the form of a collector.

Mr. Kalish requested for an "up or down vote."

The public hearing was not heard on this item.

Because of the amount of discussion that was still happening with this land, Member Rioux made a motion to **continue** item PP04-447 along with the public hearing to the next Development Board meeting on June 14, 2005. Member KempiaK seconded the motion. The motion passed unanimously.

Mr. Kalish commented that the proposed stipulation that a collector road be completed on the Mystic Vista property was illegal and that the Town staff should consult the Town Attorney.

5D. PP04-486: PRELIMINARY PLAT ELIANTO VILLAGE 1:

Request by Manjula Vaz of Gammage & Burnham on behalf of Lennar Development Communities for a Preliminary Plat approval of Elianto Village 1 located within the Town of Buckeye in the most southerly section of Elianto at the northeast and northwest corners of Thomas Road and Wilson Avenue. This Preliminary Plat proposes 1743 lots on approximately 915 acres in a portion of Sections 22, 27 and 28, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Ian Dowdy presented the project. Dennis Zwagerman explained the Community master plan requirements. Manjula Vaz, explained the project and addressed the issue of lot sizes. Brian Rosebaum helped Manjula Vaz explain the project as well. Member Zwerg asked a question about dead end roads, and also about Fire/emergency access to the project. Previously, this project was under Tartesso North. Bob Costello talked about an agreement for temporary facilities and personnel to care for the area as far as emergency services goes.

Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Chair Hawley asked for a motion on item PP04-486. Member Napolitano made a motion to approve PP04-486 with the deletion of stipulation p which required the sub divider to provide no parking within 60 feet of an intersection. The motion was seconded by Member Zwerg. The motion passed unanimously.

5E. PP05-01: PRELIMINARY PLAT ELIANTO VILLAGE 4:

Request by Manjula Vaz of Gammage & Burnham on behalf Lennar Development Communities for a Preliminary Plat approval of Elianto Village 4 located with in the Town of Buckeye north of Camelback Road, south of Bethany Home Road alignment, west of the Sun Valley alignment, and east of the Johnson Road alignment. This Preliminary Plat proposes 2030 lots on approximately 815 acres in a portion of Sections 17 and 18, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Member Kemptiak made a motion to continue item PP05-01 and the Public Hearing to the next Development Board hearing on June 14, 2005. The motion was seconded by Member Jimenez. The motion passed.

5F. RZ05-06: REZONING:

Jim Talbert of Manhard Consulting on behalf of Montalbano Homes for the Rezoning of approximately 57 acres from RR, Rural Residential to PR, Planned Residential. Rezoning request for 57 Acres from Rural Residential to Planned Residential just west of the northwest corner of Broadway and Perryville Roads.

Mr. Dowdy presented the project. Jim Talbert of Manhard consulting spoke regarding the project as well.

Chair Hawley asked for a motion on item RZ05-06. Member Rioux made a motion to recommend approval of item RZ05-06. The motion was seconded by Member Zwerg. The motion passed unanimously

6. COMMENTS FROM THE PUBLIC: None

7. REPORT FROM STAFF:

Staff reported that the next Development Board meeting will be held on June 14, 2005.

Procedures on checklists: On June 28th there will be a work session with procedures and checklists that they would like to address. There, we will go over proposed ordinance amendments according to ARS and according to development standards. Connectivity is a concern and concurrency is also a concern – putting in roads when development occurs – putting in schools, and public utilities when development occurs.

On June 14, there will be a final draft of the development code amendment which may go to the Town Council.

8. REPORT FROM THE DEVELOPMENT BOARD:

Chair Hawley talked about the workshop on Saturday the 21st.with the development board, Town Council, and planning department. Chair Hawley was not at the workshop and would like to be updated.

9. ADJOURNMENT:

Chair Hawley asked for a motion to adjourn the meeting. Member Napolitano made a motion to adjourn the meeting. Member Rioux seconded the motion. The Meeting adjourned at 9:30 p.m.